

DECEMBER 2023

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		Properties		Median Price	
		Listed	Sold	Listed	Sold
October	23	33	25	\$525,000	\$525,000
September	23	44	32	\$447,400	\$476,000
August	23	31	28	\$329,900	\$326,450
July	23	33	26	\$529,950	\$532,500
June	23	40	37	\$537,000	\$555,555
May	23	33	29	\$464,900	\$475,000
April	23	28	28	\$409,900	\$403,500
March	23	24	21	\$480,000	\$519,777
February	23	29	24	\$537,650	\$520,000
January	23	9	14	\$522,450	\$505,500
December	22	12	11	\$495,000	\$502,000
November	22	18	21	\$360,500	\$360,500

To view more detailed information that comprise the above
MLS averages please visit lega.mycalgary.com

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31ST OF DECEMBER 2023



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Calgary Legacy Community Association (CLCA)

For an updated list, visit www.calgarylegacy.ca.

Board of Directors

Ryan Wilson	Ryan.Wilson@calgarylegacy.ca	President
David Cloutier	David.Cloutier@calgarylegacy.ca	Vice President
Jose Alvarado	Jose.Alvarado@calgarylegacy.ca	Treasurer
Elaine Shaneyfelt	Elaine.Shaneyfelt@calgarylegacy.ca	Secretary
Christy Whyte	Christy.Whyte@calgarylegacy.ca	Director of Newsletter
Vanessa Rodrigues	Vanessa.Rodrigues@calgarylegacy.ca	Director of Events
Samantha Wilson	Samantha.Wilson@calgarylegacy.ca	Director at Large
Sarah Peck	Sarah.Peck@calgarylegacy.ca	Director of Strategic Planning
Brianne Van Leeuwen	Brianne.VanLeeuwen@calgarylegacy.ca	Director of Communications
Angela Bliss	Angela.Bliss@calgarylegacy.ca	Director of Memberships
Frazer Van Roekel	Frazer.VanRoekel@calgarylegacy.ca	Advisor of Development
Evan Hendricks	Evan.Hendricks@calgarylegacy.ca	Advisor of Development
Obinna Chimaroke	Obinna.Chimaroke@calgarylegacy.ca	Advisor of Volunteering
Janet Burns	Janet.Burns@calgarylegacy.ca	Advisor of Events
Lauren Bozko	Lauren.Bozko@calgarylegacy.ca	Advisor of Events

We are still looking for the following:
Advisor of Memberships
Advisor of Websites
Director of Grants/Fundraising
Email Info@calgarylegacy.ca to apply.

CLCA SMALL BUSINESS DIRECTORY

Our CLCA Small/Home Business Directory
is now available at
www.calgarylegacy.ca.

The purpose of this directory is to provide you with local consumer options. Looking for storefront business partners in the community? Check out the Partners and Promotions page for member exclusive discounts.

Markets of Legacy

If you love to support local, check out our "Markets of Legacy" group on Facebook! Here, we feature makers, reps, and services from right here in Legacy and nearby communities. Be sure to follow the group, peruse vendor albums at your leisure, and watch for our regular giveaways! Find the group by searching "Markets of Legacy" on Facebook and ask to join today.



How to Save Thousands on Your Next Home Sale

by Max Malychev, Legacy Realtor

Are you thinking about selling your house in Legacy? If so, it is important to follow some of these guidelines to help you get the most out of your real estate and that can possibly save you thousands of dollars in the future. Although this is not a comprehensive list of everything that needs to be followed when deciding to sell your real estate it is list of important items that I have noticed which can play a big role for most sellers.

- 1. Choose a Realtor®:** Engage with a Realtor® who abides by a code ensuring you get ethical, top-notch service. They bring professional expertise and resources to the table.
- 2. Get a CMA:** It's like a price check. Understand how your property stands compared to others. This helps in setting a price that's competitive and fair.
- 3. Price Right from the Start:** Avoid the temptation to list high. Setting the right price at the outset attracts genuine buyers and can lead to quicker sales.
- 4. Home Inspection First:** Think of it as a health check for your home. By identifying and fixing issues beforehand, you can make your property more appealing and avoid unexpected negotiation roadblocks later.
- 5. Declutter:** A tidy space looks bigger and more inviting. Clear out excess items, making it easier for buyers to envision themselves in the space.
- 6. Freshen Up:** Little updates, like a fresh coat of paint or cleaning carpets, can give your home a rejuvenated look. It's a minor investment with potential significant returns.

- 7. Optimize Lighting:** Light can transform spaces. Keep rooms well-lit, both naturally and artificially, to showcase your property's best features.
- 8. Step Out During Showings:** Allow potential buyers the freedom to explore and discuss. They're more at ease and open in their conversations when the homeowner isn't present.
- 9. Keep Receipts:** Documentation of home improvements and maintenance acts as a testament to the care you've invested in the property, which can reassure and impress buyers.
- 10. Boost Curb Appeal:** The exterior is the first thing buyers see. A well-maintained front yard and entrance can set a positive tone for the entire viewing.

By considering these points, sellers can enhance the appeal of their property, making it more attractive to potential buyers and simplifying the sale process.



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News, Events, & More



Crime Statistics



Real Estate Statistics



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PRESIDENT'S MESSAGE

From Your Community President...

That's right Legacy, the CLCA has a President again. I am proud to be stepping into this role and supporting the CLCA Directors for the remainder of this year's term in hopes of providing the community with events and recreational/social activities throughout the year.

With that said, I firstly want to thank the Board of Directors, all our Advisors, and other volunteers from this past year and moving forward. It's selfless individuals such as these remarkable people that make Legacy so great to be a part of as they continue to find ways of making this community a better place to live every day.

I want to encourage you all to consider volunteering or offering insight to our group. We are always looking for more to join and always value your feedback and suggestions. We are still looking for assistance with website development, membership awareness, and events/programming. Anyone interested please contact us as we would be happy to discuss you joining our team.

And lastly, we hope to see you out on December 9 at Light Up the Pond. Our last event of 2023. It's been a great year Legacy, and we hope to make 2024 even bigger and brighter in the coming months. Have a safe and happy holiday season!

Yours Truly,

Ryan Wilson, CLCA President




Calling All BABYSITTERS
Enroll free at mybabysitter.ca and choose the Calgary communities you would like to babysit in.

Calling All PARENTS
Visit mybabysitter.ca and find available babysitters in and around your community.



Legacy Residents Association

The Legacy Residents Association is busy arranging the set up and maintenance of over 1,000,000 Christmas lights and decorations for the holiday season. The lights are scheduled to go on the Monday after Remembrance Day.

We are looking forward to making Legacy as beautiful as it can be for the holidays. Please follow us on Facebook for any updates on the Christmas lights and future location of the skating rinks. <https://www.facebook.com/legacyresidentsassociation/>.

BRAIN GAMES SUDOKU

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7			6	4				
	1	8		5			7	
				6				7
1			4		8			2
3				1				
	3			2		8	4	
				3	1			9
	2					5		

SCAN THE QR CODE
FOR THE SOLUTION



Colouring Contest!

Sponsored by Christie Crawford, Legacy Realtor.

Submit your entry to info@calgarylegacy.ca with "Colouring Contest" as the email subject by December 29 to be entered in a random draw for a \$10 gift card! Good luck!



First name: _____ Age: _____

Legacy Legend Feature: Tiffany St Pierre

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How long have you lived in Legacy?

We moved here in March 2021.

Why did you choose Legacy over other communities?

We liked that there were walking paths throughout the community and many amenities close to home.

Why do you volunteer?

I believe that we should all do what we can to help other people. Sometimes these are small things and sometimes larger things – each one of us can make a huge difference in the lives of others. I believe that by helping people whenever I can, there will hopefully be someone there to help me one day when I need it.

What would you say to others considering volunteering in the community?

We can all volunteer or help others in some way. Even small things go a long way, so start small and go from there. With everything happening in the world right now, the more kindness we can share, the better.

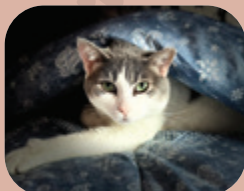
To nominate a deserving member of the community for next month, please email info@calgarylegacy.ca with their name, contact information and reasons why they should be considered a Legacy Legend! The winner receives a \$25 gift card to a local business courtesy of Trimlight Calgary.



TRAILERS

If you've ever thought about the term "trailer" when speaking of movies, you might have found it a bit odd that they play before the movie instead of after (hence the name). Interestingly enough, they used to show after the film, but people rarely stuck around to see them, so they reversed the order! It's a catchy name though so we can't blame them for keeping it.

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Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

Skating Rink

The Legacy Residents Association is busy preparing for the set up and maintenance of the skating rinks in Legacy. Depending on the weather, we are hoping to have the skating rinks up and running for the weekend of December 15, 2023.

Please follow us on Facebook for updates on the opening date of the rinks at <https://www.facebook.com/legacyresidentsassociation/>.

The location for this year will be close to the show homes at the intersection of Legacy Woods Court and Legacy Woods Link. We hope to see you all at the rinks creating great family memories.

Please see the map below for the exact location.

Legacy Residents Association
210, 30 Glendeer Circle SE
T2H 2Z7

403-263-8111 | Hours: 9:00 am to 12:00 pm
info@legacyresidents.ca | www.legacyresidents.ca




Walt Disney

Nobody knew it at the time, but on December 5, 1901, the world was forever changed. Not sure why? Well, this is the date that empire-leading, family-bonding, happiest-place-on-earth-creating Walter Elias Disney, better know as Walt Disney was born! Can you imagine a world in which Disney World, Mickey Mouse, and Donald Duck don't exist?!

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We're looking for:

- Event Planning Committee Members
- Board Positions Available
- Day-of Event Volunteers
- Community Ambassadors
- Anyone looking to give back!



Contact us today at info@calgarylegacy.ca
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